

When recorded return to:

Mr. and Mrs. James J. Hannawalt
4751 Blank Road
Sedro Woolley, WA 98284



200804300089
Skagit County Auditor

4/30/2008 Page 1 of 2 11:46AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 93792

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

Geyer
THE GRANTOR Gladys E. Geyer, as Sole Trustee of The Richard R. Geyer and Gladys E. Geyer Revocable Living Trust, dated May 7, 1996 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James J. Hannawalt and Nelli Hannawalt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 25, Township 36, Range 4; Ptn. SW SE (aka Tract 3, Short Plat No. 54-80)

Tax Parcel Number(s): P49991, 360425-4-010-0310

Tract 3, of Short Plat No. 54-80, located in Section 25, Township 36 North, Range 4 East, W.M., approved June 18, 1980, and recorded in Volume 4 of Short Plats, page 115, under Auditor's File No. 8006180015, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those portions of Tracts 1 and 3, of said Short Plat, set aside for easement purposes, all as delineated on the face of said Short Plat No. 54-80.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4-26-08

Geyer Revocable Living Trust

Gladys E. Geyer
By: Gladys E. Geyer, Trustee

1306
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2008

Amount Paid to Skagit Co. Treasurer: 4277.00
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF KITKUM } SS:

I certify that I know or have satisfactory evidence that Gladys E. Geyer is/are the person(s) who appeared before me, and said person(s) acknowledge that She signed this instrument, on oath stated Her is/are authorized to execute the instrument and acknowledge that as the Trustee of Geyer Revocable Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/26/08

[Signature]
KEITH L REED

Notary Public in and for the State of WASHINGTON
Residing at 5710 N. RUBY ST, FRENCH BORO, WA 98226
My appointment expires: 7/26/2010

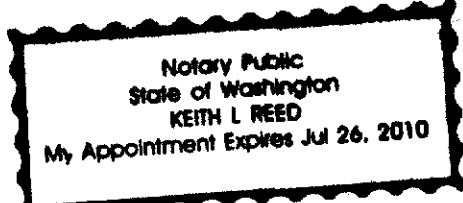


Exhibit "A"
Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northern Pacific Railway Company
Dated: October 22, 1942
Recorded: December 16, 1942
Auditor's No.: 385428, Volume 187 of Deeds, page 590
Purpose: Discharge and release said railway Company of any damage to said Company having closed or filled an undercrossing located approximately 700 feet Northerly of the South line of said Section in the said Company's right of way

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 54-80
Recorded: June 18, 1980
Auditor's No.: 8006180015

Said matters include but are not limited to the following:

1. Sewer – Individual septic tanks
2. Water – Water of sufficient quantity and/or quality for normal domestic purposes, is not provided at the time of filing the Plat. The buyer should inquire and investigate as to availability of said water.
3. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
4. Ingress, egress and utilities over portion of subject property.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 5, 1982
Recorded: May 18, 1982
Auditor's No.: 8205180019
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Portion of subject property



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